



CHAPTER 5

COMMUNITY CHARACTER

February 2020

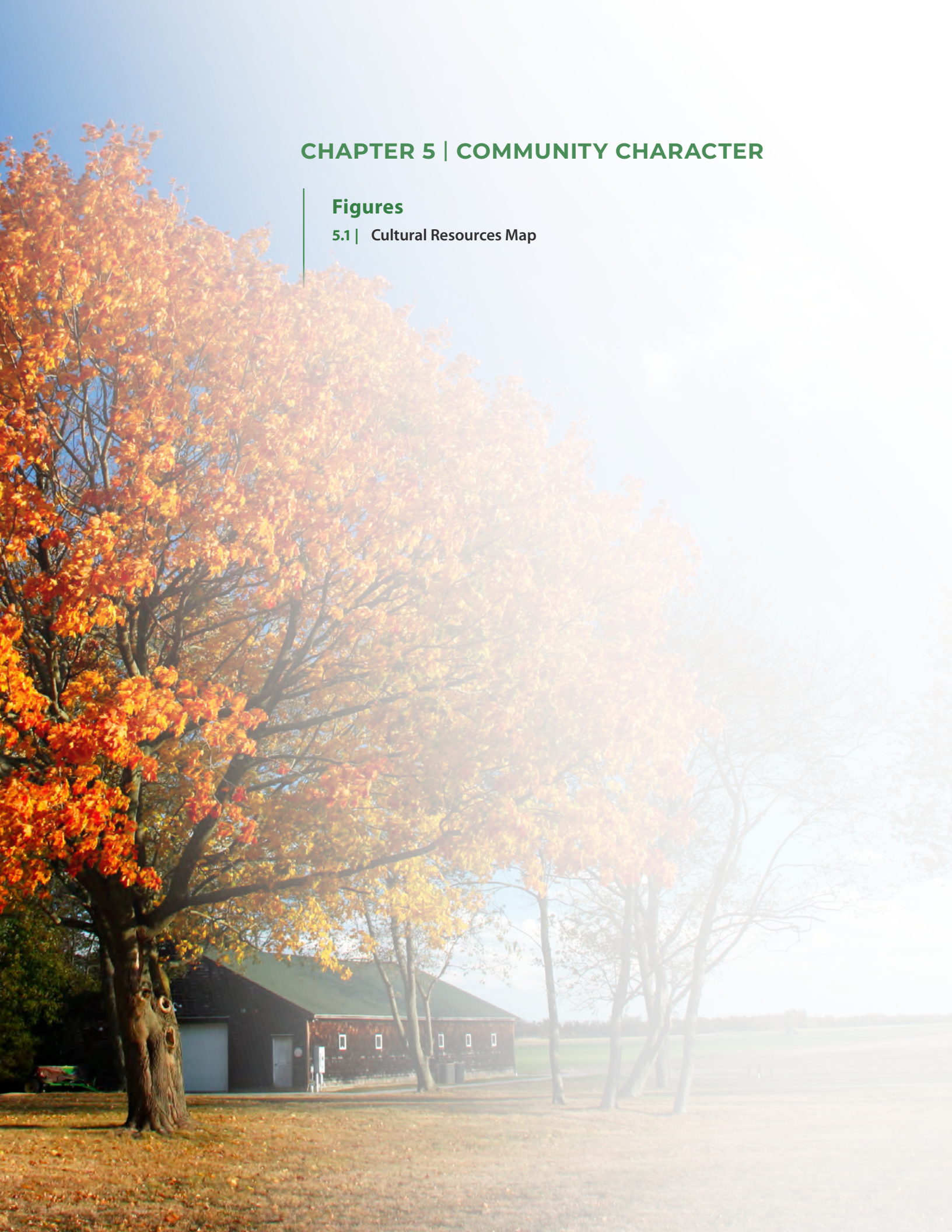
TABLE OF CONTENTS

| | |
|----|---|
| 1 | Background |
| 1 | Goals and Objectives |
| 1 | Goal 1: Protect Scenic Resources |
| 6 | Goal 2: Protect Cultural Resources |
| 11 | Goal 3: Preserve Quality of Life |
| 12 | Goal 4: Protect Natural Heritage |
| 13 | Goal 5: Protect the Unique Character of Individual Hamlets |

CHAPTER 5 | COMMUNITY CHARACTER

Figures

5.1 | Cultural Resources Map





5 | COMMUNITY CHARACTER

Founded in 1640, Southold is one of New York State's oldest English-speaking colonies. Historically, the development patterns of the Town were guided by agriculture and maritime industries centered on waterways and overland transportation routes. The Town's character is anchored in the scenic quality of its bucolic built environment and its landscapes and waterscapes. As voiced by the community, maintaining the quality of life within the Town is paramount.



Hay farm in Southold Town

This chapter expands on the goals and objectives related to community character that are outlined in a series of planning initiatives, studies, and reports conducted over the last 20 years.

Background

Southold Town was largely settled in 1640 when New Haven Colony magistrates bought title to the land from

the Corchaug Indians and the first settlers organized a church. Written records of the Town begin in 1651.

As trade with New England and the West Indies developed, flax and tobacco farming flourished, beginning an agricultural tradition that continues to this day. Southold was also an important commercial fishing town and that industry remains an important part of the Town's identity.

When the Long Island Rail Road was completed to Greenport in 1844, the North Fork became less isolated and summer visitors began to arrive. Later, Menhaden fisheries and oyster and scallop harvesting replaced whaling in the local economy and the original settlers sold their farms to European immigrants. During World Wars I and II, local shipyards experienced boom times that were followed by an economic decline. After World War II, the automobile brought to Southold many second-home owners and a burgeoning tourist industry, both of which led to an increase in residential development and began a shift in the types of agriculture. Vineyards, nurseries, and horse farms began replacing traditional crop farms.

The goals and objectives contained in this chapter and in the Comprehensive Plan in general reflect stakeholder desires to shape the future of their home in a way that retains the community character of Southold Town and its hamlets.

GOALS & OBJECTIVES

Goal 1: Protect Scenic Resources

The Town's scenic quality is one of its most important economic and social assets of the Town.

In 1992, the New York State Legislature recognized and identified New York State Route 25 and Suffolk County Route 48 as Scenic Byways through the New York State Scenic Byways Program. The transportation corridors

are representative of the region's scenic, recreational, cultural, natural, historic, and archaeological significance.

Southold Town residents have consistently identified scenic resources as important in past studies and plans; these include scenic viewsheds from public lands and waters. To preserve these important areas, a comprehensive list and map of the areas will be developed and considered for adoption by the Town to aid in decision-making and support the development of planning tools to foster actions that better fit the Town.

🎯 Objective 1.1

Identify important scenic resources.



Farm in Cutchogue

A | Hold public meetings to identify and prioritize landscape and waterscape scenic resources important to the community throughout the Town.

B | Develop and adopt a Town Scenic Resources Map to achieve greater protection of viewsheds in the application review processes including assessment to the New York State Environmental Quality Review Act (SEQRA) and the Local Waterfront Revitalization Program (LWRP) policy standards and recommendations.

➤ **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Town Committees

➤ **Possible Partnerships:** General public, local civic associations, historical societies, Chambers of Commerce, Island Community Board (Fishers Island), Fishers Island Ferry District, Southold Business Alliance, North Fork Promotion Council, Long Island Farm Bureau, Long Island Wine Council, New York State Department of Transportation, Suffolk County Department of Public Works.

🎯 Objective 1.2

Manage important scenic resources.



First Bridge, New Suffolk

A | Avoid or minimize the impacts of structures or activities that introduce visual interruptions to important scenic resources.

1 | Review the Town of Southold Town Code Chapter 197, *Peddlers, Solicitors and Transient Retail Merchants* to prohibit the siting of incompatible uses on scenic by-ways.

2 | Review the Town of Southold Town Code to determine the appropriateness of structures and landscaping (fences, hedges) capable of hindering scenic views.

3 | Strengthen litter laws to prevent illegal dumping in open space and scenic areas, including on beaches.

4 | Consider implementing the guidelines specified in the Suffolk County Farmland Committee's Greenhouse Structures: 2008 Guidelines for Parcels with County-Purchased Development Rights ("PDR").

5 | Work with the New York State Department of Environmental Conservation to designate incompatible uses within a Scenic Byway and important scenic viewsheds as Type I actions under SEQRA to achieve better assessment of scenic impacts.

a | Amend SEQRA Type I action list threshold to include any actions or combinations of actions that propose:

i | Clearing of greater than or equal to 10 acres or set percentage for residential use.

ii | Placement of greater than or equal to 20 residential lots on a single parcel located adjacent to a New York State Scenic Byway; or adjacent to a public shoreline or visible from public surface waters.

- iii | Result in the permanent coverage of greater than or equal to 1000 square feet of public surface waters.
- 6 | Strengthen the management of important scenic viewsheds from State Route 25, Route 48, and other Town roadways.
 - a | Form a Scenic Resource Management working group to update, expand and implement the Scenic Southold Corridor Management Plan (2001) and other applicable plans for the purposes of developing new, expanded scenic resource management procedures and preservation goals Town-wide.
 - b | Correlate the Town Scenic Resources Map to management and preservation strategies for scenic resources experienced from Town roadways and public areas.
 - c | Review uses in zoning districts located on the Town's Scenic Byways, roadways and public waters to evaluate appropriateness to Town Scenic Byway Goals and scenic management strategies to ensure that the area views include vistas of farm fields and open space.
 - d | Develop and implement a Scenic Resource Overlay District with site and structure design parameters, including scenic easement applications.
 - e | Improve the coordinated framework for law enforcement and application processing requiring multi-agency participation or review to ensure compliance with the Town Scenic Byway Goals.
 - f | Forge relationships with the New York State Department of Transportation (NYSDOT) and Suffolk County Department of Public Works (DPW) to develop and implement a roadway beautification or "adopt-a-road" program.
 - i | Adopt a no-net-loss street tree policy and encourage NYSDOT and DPW to replace trees removed.
 - ii | Encourage DPW to landscape medians of County Route 48 with wildflowers.
 - g | Work with the electric company and other applicable entities to improve the Town's Tree Trimming Notification protocol.
 - h | Bury power and other transmission lines where feasible.

- B | Preserve existing, indigenous vegetation that contributes to the scenic quality of the landscape through the incorporation of these areas in site design or perpetual conservation measures.
- C | Ensure that appropriate visual screening (in accordance with Article XXI of the Southold Zoning Ordinance) exists between business, industrial, and residential zones such that landmarks and focal points are enhanced, and visually corrosive elements are screened.
- D | Acknowledge the context of the area in which screening must occur, and be sensitive to the character of the hamlet.
- E | Establish planting guidelines and preferred vegetation species lists which can be integrated into planters, roadside public gardens, and highway medians.
- F | Allow for selective pruning and clearing of vegetation to enhance and provide public views including the clearing of the nuisance species common reed (*Phragmites australis*) and Japanese knotweed (*Fallopia japonica* Houtt).



Vineyard in Cutchogue

- G | Prevent erosion of scenic qualities of important places, sites, and gateways by enforcing the existing sign code and strengthening the Town Code language to prohibit, remove, or screen obtrusive structures, objects (unauthorized vehicle sales, excess and non-conforming signage, and non-conforming lighting) and actions.
 - 1 | Amend Chapter 240 Subdivision of Land and Chapter 280 Zoning to require multi-phased construction projects that are visible in current and future public scenic viewsheds to provide long-term screening.
 - 2 | Phase-out structures and landscaping (fences, hedges) that obstruct viewsheds and degrade scenic qualities from public vantage points.
 - 3 | Enforce unauthorized vehicle sales legislation.

- 4 | Control prolific signage through the development of a new enforcement protocol for the Town's signage code.
 - 5 | Consider amending sign code as recommended by the RBA Group North Fork Trail Scenic Byway Inventory and Assessment (2008).
 - 6 | Improve public communication through the development of a "Did You Know?" media campaign to educate business owners about common types of illegal displays, signs, lighting, and uses of public rights of way especially on Main Streets, State Route 25, and County Route 48.
- **Responsible Parties:** Southold Town Board, Planning Board, Southold Architectural Review Committee, Zoning Board of Appeals, Building Department, Department of Land Preservation, Tree Committee, Board of Trustees
 - **Possible Partnerships:** General public, PSEG, New York State Department of Transportation, Suffolk County Department of Public Works, local civic associations

🎯 Objective 1.3

Preserve land containing important scenic resources.



Laurel Lake Preserve

- A | Continue to preserve important scenic vistas with Community Preservation Project Plan funds to purchase fee title, development rights, and/or scenic easements on properties with scenic values.
- B | Correlate the Town of Southold Scenic Resources Map with the Community Preservation Map to identify relevant parcels offering scenic views, including parcels offering scenic waterscape views.

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Building Department, Department of Land Preservation, Land Preservation Committee, Southold Tree Committee, Board of Trustees

🎯 Objective 1.4

Enhance scenic qualities through design standards and innovative site planning and architecture in public and private development projects.



Fishers Island Hamlet Center

Project design is the most costly and time-consuming aspect of an application. The Town is continually trying to improve the process to reduce the cost to applicants. In the future, the Town will provide more guidance in project design and improved efficiency, user friendliness, and communication between the public and Town departments in the earlier stages of the application processes.

To better assist the public in meeting scenic preservation goals, the Town will develop and implement architectural design guidelines for residential and commercial uses. The design guidelines will provide basic information and make recommendations about what design elements could be included as part of a land use application; however, the guidelines will not attempt to address all the design issues relevant to a proposed plan. The intent of the design guidelines will be to achieve a clear understanding of critical site and design issues that need to be addressed. This approach should result in a more efficient process that in turn will reduce costs.

- A | Develop voluntary structural design standards for residential architecture to conserve and support the design characteristics and qualities of individual neighborhoods and hamlets that make them attractive and unique.
- 1 | Use appropriate siting, scales, forms, and materials to ensure that structures and site design are compatible with and add interest to existing scenic components.

- 2 | Promote the establishment of sustainable structures through LEED/Energy Star standards in new development and redevelopment.
- B | Develop mandatory architectural design standards for commercial uses to conserve and support the design characteristics and qualities of individual neighborhoods and hamlets that make them attractive and unique.
 - 1 | Develop a municipal parking plan for each hamlet center.
 - 2 | Create a parking bank to allow the buy-out of parking on site plans. Monies are to be used to maintain and/or expand municipal parking lots.
- C | Officially recognize businesses that strive to meet Town Goals with letters of recognition from Southold Town Board/Supervisor.
- D | Develop streetscape plans for each hamlet to emphasize human scale, improve pedestrian safety and connectivity, and respect historic precedents and typologies in the hamlet centers. The plans should include but not be limited to addressing site design, architectural design, pedestrian movement, landscaping (street tree preservation/replacement), parking, street furniture, lighting, signage, identification and position of landmarks, and public destinations or congregation points within the hamlets.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Historic Preservation Commission, Southold Town Economic Development Committee
- **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce, local civic associations

🎯 Objective 1.5

Protect scenic vistas outside the hamlet centers by clustering compatible developments in existing residential or commercial areas to prevent sprawl.

- A | Define edges of hamlet centers and “HALO” areas using open space with scenic views.¹

¹ HALO is an acronym for Hamlet Locus Zones. HALO zones are areas that surround the hamlet centers in Cutchogue, East Marion, Greenport, Mattituck, New Suffolk, Orient, Peconic, and Southold hamlets. These areas have been identified and formalized by the Southold Town Board for the purposes of allowing certain uses in these areas. Official maps can be found on the Town of Southold website.

- B | Cluster and consolidate new development close to hamlet centers to encourage vitality and affordability.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Land Preservation Department, Southold Historic Preservation Commission

🎯 Objective 1.6

Plan for development of hamlet centers with a focus on vitality, function, and aesthetics and at a compatible scale that maintains the character of the community.



Old Point Schoolhouse on Oysterponds Historical Society campus in Orient

- A | Create and/or enhance community gathering areas in hamlet centers.
- B | Improve linkages between community needs, design goals, policies, and the Southold Town Code requirements.
- C | Identify and rectify land use regulations that prevent the strengthening of the hamlet centers as vibrant commercial and residential centers.
 - 1 | Evaluate uses within the Hamlet Business (HB) and General Business (B) zoning districts for appropriateness of intensity within each hamlet center and surrounding areas.
 - 2 | Re-evaluate use and bulk schedules to allow for diverse, multiple uses in hamlet centers.

- 3 | Amend setbacks within the bulk schedule for the HB and B zoning districts located within the hamlet centers to support a more diversified build-out within the hamlet centers.
- 4 | Investigate the feasibility of applying Form Based Codes or a hybrid code to the hamlet centers. Current zoning rules have strict requirements for building setbacks that must be applied the same way to all parcels regardless of size or shape. Parcels in the hamlet centers are typically small in size and some are also narrow in width, making their development challenging with this one-size-fits-all approach. New businesses such as retail stores that could bring much-needed foot traffic to a hamlet center are drawn away from the hamlet centers in search of parcels that are easier to develop.

Changing the code in the hamlet centers to allow for more flexibility in use and design could retain and attract thriving businesses that generate and support foot traffic in the hamlet centers, and in turn lead to a stronger local economy. Relying more on design standards and less on traditional bulk schedule requirements will introduce flexibility in zoning by using scale, form, and function to determine the size and location of new commercial buildings.

- 5 | Review Town Code to evaluate the application of the pivotal Zoning Board of Appeals Decision Number 5383 (otherwise referred to as the “Malon Decision”) which allows multiple uses in a single building on a single parcel in the B zoning district. This encourages buildings that are oversized and inconsistent with the community character.
- 6 | Encourage infill and adaptive re-use development within hamlet centers through financial incentives.

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Southold Historic Preservation Commission, other Town Committees
- **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce, local civic associations

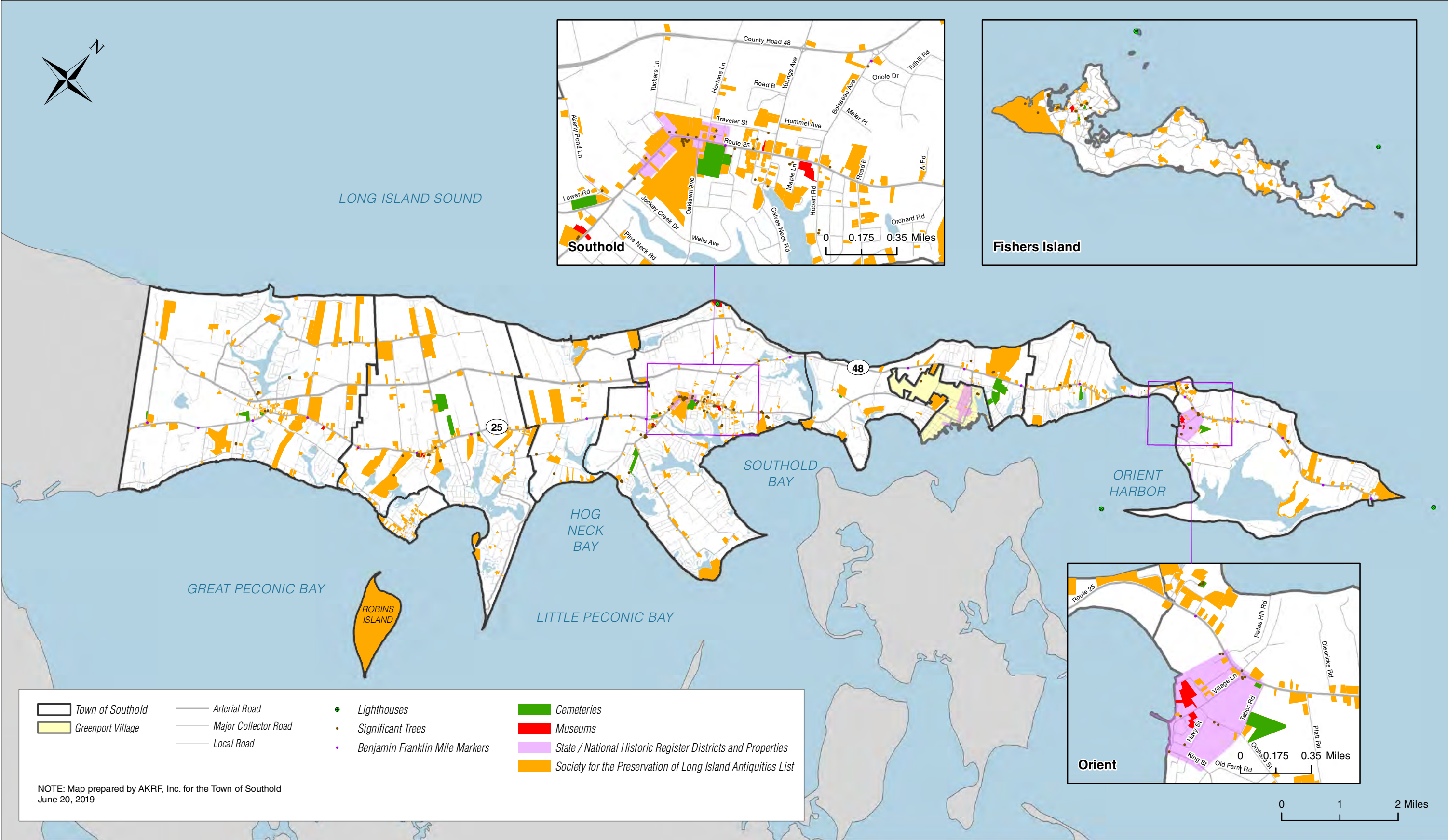
Goal 2: Protect Cultural Resources

Southold Town is also defined by its vast wealth of historical and cultural resources.

The Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island (Society for the Preservation of Long Island Antiquities [SPLIA], 1988) identifies approximately 1,500 historical structures of regional importance. Of these, eight individual properties and two historic districts are listed on the State and National Registers of Historic Places. In addition, the Southold Historic Preservation Commission maintains its own listing of locally significant historic landmarks (see **Appendix 3**).

Throughout the years many historic buildings that once punctuated the Town have been destroyed, demolished, renovated, or modified, thereby eroding the Town’s heritage. To prevent further loss of the Town’s historic resources, an update to the Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island, as shown in **Figure 5.1**, is needed. Potential historic districts within each hamlet will be identified and the Town will work to strengthen the role of the Southold Historic Preservation Commission and request the development of siting and design standards and resource management strategies and plans to preserve these important resources.

Figure 5.1 Cultural Resources Map



🎯 Objective 2.1

Identify, document, and map the historic resources of the Town.



Potatoes in Southold Town

Continue to identify, document, and map historic resources in the Town:

- A** | Work with the New York State Office of Parks, Recreation & Historic Preservation (OPRHP), hamlet historic societies, the Henry L. Ferguson Museum (Fishers Island), and property owners to update the SPLIA list to aid in the historic preservation of the Town's historic properties.
- B** | Delineate and designate historic districts and/or points of historical significance in each hamlet.
- C** | Inventory, protect, and preserve significant historic resources including family cemetery plots, colonial-era postal mile markers, and historic trees.
- D** | Produce an updated Town of Southold Cultural Resources Map.
- **Responsible Parties:** Historical societies, museums, Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission
- **Possible Partnerships:** New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.2

Manage and preserve the historic and architectural resources of the Town.

- A** | Incentivize and encourage owners of properties included on the SPLIA and/or historic trees to seek Town Landmark Status.
- B** | Seek funding to restore and preserve the historic informational plaques Town-wide.

- C** | Create program to identify cultural assets for potential Town purchase (e.g., expanding village greens through property acquisition).
- D** | Codify the historic architectural design standards developed by the Southold Historic Preservation Commission for historic structures constructed and reconstructed in designated Historic Districts.
- E** | Incentivize preservation of historic structures by creating a program to relax zoning for historic structures.
- F** | Create a program that provides tax incentives to property owners who achieve Town Landmark Status.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Southold Historic Preservation Commission
- **Possible Partnerships:** New York State Office of Parks, Recreation & Historic Preservation



New Suffolk Schoolhouse

🎯 Objective 2.3

Provide for compatible use, reuse, and integration of historic resources in future planning while limiting and minimizing inappropriate alterations to the resource.

Avoid loss or impairment of historic resources (structures, sites, or components). Expand the responsibilities of the Southold Historic Preservation Commission to include the review of all historic structures or other properties requesting major structural or changes to a historic resource, including authority to:

- A** | Preserve historic structures or components in place to the greatest extent practicable.

- 1 | Allow relocation of the historic structures only when the resource cannot be preserved in place.
 - 2 | Allow demolition of a structure or feature only where alternatives such as rehabilitation or relocation are not feasible.
 - 3 | Within identified historic districts, demolished historical structures should be replaced with structures of similar character, mass, proportion, and scale.
- B |** Request that the Southold Historic Preservation Commission develop Best Management Practices for elements such as signs, fences, and hedges, to avoid adverse impacts of new development on nearby historic resources.
- **Responsible Parties:** Southold Town Board, Southold Historic Preservation Commission, Architectural Review Board, Southold Town Economic Development Committee
- **Possible Partnerships:** Town Historian, New York State Office of Parks, Recreation & Historic Preservation, local civic associations

🎯 Objective 2.4

Protect and enhance resources that are significant to the culture of Southold Town.

- A |** Support museums, historical societies, and other institutions preserving and promoting the Town's culture.
- B |** Protect the character of historic agricultural and maritime areas by maintaining appropriate scales of development, intensity of use, and architectural style.
- C |** Preserve and encourage traditional uses defining the agricultural and maritime character of the area.
- D |** Encourage landowners to participate in the OPRHP Barn Restoration programs and tax incentives.
- E |** Provide interpretive materials in appropriate settings to augment the public's understanding and appreciation of the Town's agricultural and maritime heritage.
- F |** Preserve and enhance historic lighthouses: Horton Point Lighthouse, the Coffeepot Lighthouse at Orient Point, the Plum Island Lighthouse, the Little Gull Island Light Station, Bug Light at Long Beach Bar, North Dumpling Lighthouse, Race Rock Lighthouse, Latimer Reef, and other navigational or nautical structures.

- G |** Protect underwater historic, archaeological, and cultural resources through the development of a Marine Resources Management Plan.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Land Preservation Committee, Southold Historic Preservation Commission
- **Possible Partnerships:** Historical societies, museums, Southold Town Historian, New York State Office of Parks, Recreation & Historic Preservation, local civic associations



Founders Landing in Southold

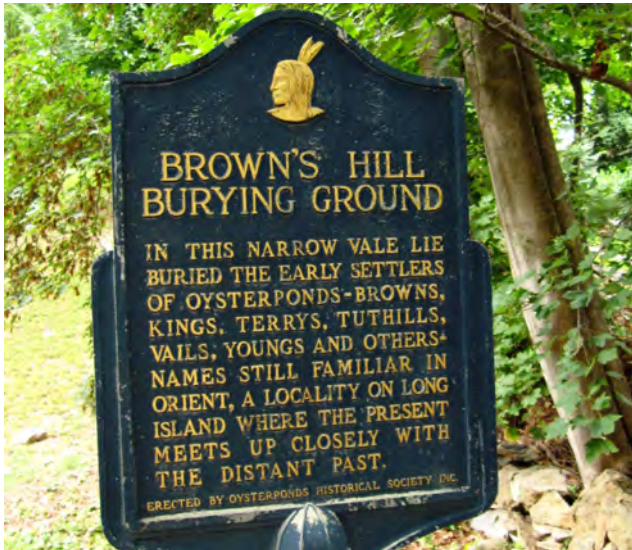
🎯 Objective 2.5

Protect and preserve archaeological resources.

- A |** Expand the charge of the Southold Historic Preservation Commission to include the management of archaeologically sensitive areas.
 - B |** Work with Building Department and Henry L. Ferguson Museum to improve the process of protecting archeological resources on Fishers Island.
 - C |** Preserve and protect archaeologically sensitive areas through perpetual restrictions that ensure their long-term preservation.
 - D |** Strengthen regulations regarding disturbance to significant archaeological resources through project redesign and/or artifact recovery prior to construction.
 - E |** Avoid disturbance of any object of archaeological or paleontological interest situated on or under lands owned by New York State or Southold Town.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission, Henry L. Ferguson Museum
- **Possible Partnerships:** Historical societies, museums, Southold Town Historian, New York State Office of Parks, Recreation & Historic Preservation

Objective 2.6

Promote heritage tourism to educate residents and visitors about the historical/cultural significance of the Town.



- A** | Elevate the Town's historical/cultural significance through school curricula, heritage festivals, parades, and special events.
- B** | Develop a public signage program and corresponding map that identifies and explains the historic/cultural resources of the Town.
 - 1** | Work to highlight cultural interests throughout the Town.
- C** | Foster partnerships with local groups and museums to aid in the stewardship of historic sites on Town-owned properties.
- D** | Consider entering into a partnership with a private entity to establish a museum highlighting the Town's diverse culture (art and history) within the Peconic School building and grounds and at the New Suffolk Waterfront.
- Responsible Parties:** Southold Town Board, Southold Town Historian, Southold Historic Preservation Commission
- Possible Partnerships:** Chambers of Commerce, historical societies, museums, schools, East End Arts Council, Old Town Art and Crafts Guild, North Fork Promotion Council, Long Island Convention & Visitors Bureau and Sports Commission, Suffolk County Office of Film and Cultural Affairs, New York State Office of Parks, Recreation & Historic Preservation, local civic associations



Farm produce waiting for the train in Southold

Objective 2.7

Promote and concentrate public art, crafts, and entertainment cultural attractions in hamlet centers.

- A** | Encourage developers to integrate art into the design process for buildings and public spaces.
 - 1** | Consider setting a minimum percent cover of surface area that would be dedicated to public art (applicable to certain areas).
- B** | Encourage public agencies to integrate art in the design of all publicly visible infrastructure, including retaining walls and public spaces (e.g., incorporate sculpture in public areas).
- C** | Work with the Chambers of Commerce, business and merchant groups, The East End Arts Council, Libraries, Schools and Museums to develop art shows and cultural projects centered around the hamlet centers.
 - 1** | Encourage housing opportunities for Artists in Residence.
- D** | Elevate the importance of the Town's iconic art and entertainment history through the development of annual celebratory events.
- Responsible Parties:** Southold Town Board, Southold Town Economic Development Committee, Southold Town Housing Advisory Commission
- Possible Partnerships:** East End Arts Council, North Fork Art Guild, North Fork Community Theatre, North Fork Promotion Council, Long Island Convention & Visitors Bureau and Sports Commission and Suffolk County Office of Film and Cultural Affairs, Island Community Board (Fishers Island), Lighthouse Works (Fishers Island), local civic associations

Goal 3: Preserve Quality of Life in Residential Neighborhoods

The residents of Southold Town value the safe and peaceful qualities of their neighborhoods.



Tuthill Road, Southold

Objective 3.1

Enhance safety of neighborhood roads.

- A** | Improve pedestrian and cyclist safety with traffic-calming measures
- B** | Evaluate and amend Town Code §161-15 Highway Construction Specifications to allow for traffic-calming through narrower travel lanes and updated designs.

Objective 3.2

Reduce impacts from traffic.

As traffic impacts increase with the increase in population and visitors, steps to reduce those impacts must be taken. Improving traffic circulation and increasing pedestrian and bicycle safety are discussed in more detail in Chapter 4, “Transportation and Infrastructure.”

Objective 3.3

Reduce Impacts from noise and light pollution.

Identify incompatible actions and uses located within or near residential neighborhoods. Evaluate the effectiveness and enforcement of the relevant Town Code sections, including but not limited to lighting, noise, and special events, to control the impacts from those actions and uses.

Objective 3.4

Preserve community character of residential neighborhoods.

Evaluate and amend Town Code sections on lot coverage and setbacks to prevent structures too large in scale from occurring in neighborhoods.

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Historic Preservation Commission, Southold Town Economic Development Committee
- **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce, local civic associations

Goal 4: Protect Natural Heritage



Narrow River, Orient

For the purposes of this chapter, Natural Heritage consists of landscapes and waterscapes of outstanding universal value in terms of ecology, conservation, or natural beauty. Natural Heritage includes not only the typical natural resources of flora, fauna, and agricultural soils, but also the idea of the working landscape.

In 1998, the Town recognized the importance of the working landscapes and adopted the Community Preservation Project Plan to preserve not only the land, but also the people who interact with it for their livelihood. In 2004, Southold Town’s LWRP was adopted, elevating the importance of protecting the working maritime culture and the areas historically and presently committed to them. Goals listed below are covered in more detail in Chapter 6, “Natural Resources & Environment.”

🎯 Objective 4.1

Elevate and preserve the Town's natural heritage through preservation of the working landscapes and waterscapes and the people who interact with them.

- A** | Protect agricultural lands in Southold Town.
- B** | Provide for and support the commercial and recreational use of Southold Town's marine ecosystems.
- C** | Audit the Southold Town Code to ensure consistency with adopted plans and programs.
- D** | Amend current regulations to further support agriculture and maritime uses.
- E** | Identify and preserve the Town's flora and fauna.
 - 1** | Work with regional agencies and institutions to preserve the unique natural qualities of the islands within the Town limits including Fishers Island, Plum Island, and Little Gull and Great Gull Islands.

🎯 Objective 4.2

Protect and restore ecological quality throughout Southold Town.

- A** | Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.
- B** | Promote sustainable use of living marine resources in Long Island Sound, the Peconic Estuary, and Town waters.
- C** | Avoid adverse changes to the Long Island Sound and the Peconic Bay ecosystems that would result from impairment of ecological quality.

🎯 Objective 4.3

Protect the Town's beaches.

Additional information about Town beaches can be found in Chapter 13, "Parks & Recreation."

🎯 Objective 4.4

Protect and improve soils in Southold Town.

Related goals with additional details can be found in Chapter 6, "Natural Resources & Environment."

🎯 Objective 4.5

Protect the Town's aquifers.

Related goals with additional details can be found in Chapter 6, "Natural Resources & Environment."

🎯 Objective 4.6

Protect and improve air quality in Southold Town.

Related goals with additional details can be found in Chapter 6, "Natural Resources & Environment."

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Zoning Board of Appeals, Town Committees, Southold Town Economic Development Committee, Southold Board of Trustees, Southold Land Preservation Department and Committee
- **Possible Partnerships:** Island Community Board (Fishers Island), Peconic Estuary Program, The Nature Conservancy, Long Island Sound Future Fund, Group for the East End, North Fork Environmental Council, Audubon Society

🎯 Goal 5: Protect the Unique Character of Individual Hamlets



Presbyterian Church in Southold

From 2005 to 2010 the Town developed and implemented The Town of Southold Hamlet Study (2005), a community-based planning effort where nine community groups known as the Hamlet Stakeholders were formed representing each hamlet. The Hamlet Stakeholders, through public meetings, generated a list of short-term and long-term recommendations that were presented to the Town Board and Planning Board for prioritization and implementation.

In 2008, the Town Board also formed the Hamlet Study Implementation Panel (HIP) consisting of Town staff and Town committee chairs to implement stakeholder recommendations. The HIP met frequently throughout 2008 and beginning of 2009 and many short-term recommendations were implemented and completed. The section below includes the long-term Hamlet Stakeholder recommendations relating to community character that the HIP recommended be integrated within the Comprehensive Plan.

Cutchogue

- A** | Improve hamlet center streetscape through the development and implementation of a traffic-calming plan focused on pedestrian flow and safety for State Route 25.
- B** | Design and implement traffic-calming measures in the King Kullen Shopping Center area (improve signage).
- C** | Work with NYSDOT to develop a streetscape plan including the installation of street furniture and the development of a street tree planting and maintenance program.
- D** | Expand the village green (SCTM# 109.-5-6.1) property to the west with the assemblage of historic properties.
- E** | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town of Southold Tree Committee, Office of the Town Engineer

East Marion

- A** | Develop streetscape plan for State Route 25 from Rocky Point Road to the eastern HALO boundary.
- B** | Preserve the East Marion Memorial Post Office.
- C** | Develop a well-designed gateway incorporating traffic-calming measures.
- D** | Retain the satellite limited commercial area at the corner of Rocky Point Road and State Route 25.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town Committees, Office of the Town Engineer

Fishers Island

- A** | Revitalize and strengthen the existing hamlet business center/village green.
 - B** | Evaluate the General Business zoned “gateway” area west and south of the Ferry Dock on Silver Eel Cove.
 - C** | Evaluate HB zoned “triangle” formed by Equestrian, Oriental, and Crescent Streets.
 - D** | Continue to support the role of the Henry L. Ferguson Museum and the Museum’s Land Trust in the preservation of social, archeological, historical, and cultural attributes of the Island.
- 1** | Seek funds to do an updated version of the SPLIA survey of historic structures.

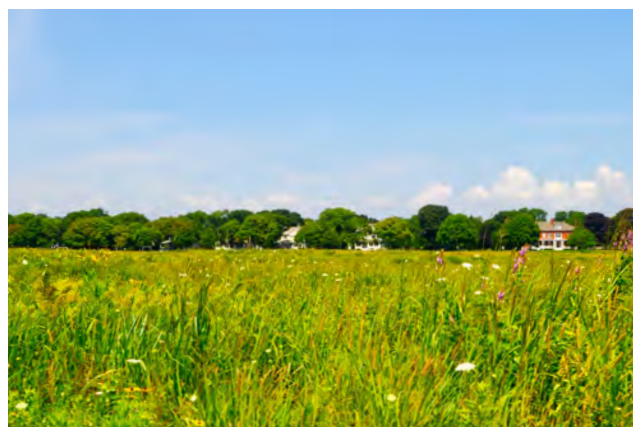
From 1986 to 1988, SPLIA conducted an inventory of historic properties within the Town of Southold. The inventory (Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island) found 81 structures of historic significance on Fishers Island.

- 2** | Update and recommend properties for local, state, and national landmark status.

Correspondingly, the Town has a register for local Landmark Structures and Sites. This is a voluntary program whereby property owners submit requests for local registration. No properties on Fishers Island are on this register, nor is there any record of applications for landmark status.

New York State and the federal government each maintain Registers of Historic Places. These registers contain buildings, structures, districts, objects, and sites significant to the history, architecture, archeology, and culture of the state or the nation. Although Fishers Island is not listed on either the State or the National registers, Fort H.G. Wright is eligible for such designation (Source: Town of Southold, LWRP Section II. F, p.3).

- E** | Work with the Fishers Island Ferry District to revitalize the Fort Wright and Silver Eel Cove waterfront gateway using green infrastructure technologies.
- F** | Develop a Parade Ground Preservation Plan.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Land Preservation Committee, Island Community Board (Fishers Island), Fishers Island Conservancy Board of Directors, Henry L. Ferguson Museum Board of Directors, Southold Town Economic Development Committee, Town Committees



Fishers Island Parade Grounds | Photo: Jane Ahrens

Greenport West

- A** | Develop a well-designed gateway on State Route 25 west of the Village.
- B** | Preserve the natural landscape and create 75- to 100-foot buffers along the hamlet's main roads.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town Committees, Office of the Town Engineer

Mattituck/Laurel

- A** | Revitalize Mattituck Inlet into a recreational and commercial maritime hub.
 - 1** | Reconnect the waterfront with Love Lane business district.
 - 2** | Update and implement the Harbor Management Plan.
- B** | Target area (located south of State Route 25 and east of New Suffolk Avenue) to create a village green/park for community events.
- C** | Target the northern portion of parcels behind the retail/service shops south of State Route 25 for parking.
- D** | Support the closure of Love Lane for events and fairs.
- E** | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Board of Trustees, Zoning Board of Appeals, Town Committees and Chambers of Commerce

New Suffolk

- A** | Encourage the continued operation of the post office.
- B** | Revitalize New Suffolk's waterfront, incorporating green infrastructure technologies.
- C** | Recognize and preserve the unique maritime heritage of the area, highlighting the history of submarine manufacturing.
- D** | Develop streetscape plan for First Street.
- E** | Designate the entire hamlet as a historic district.
- F** | Develop design guidelines for commercial and residential structures.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Southold Town Historian, Southold Historic Preservation Commission Town Committees

Orient

- A** | Preserve the gateway property east of Latham's Farm Stand (scenic vista is important).
- B** | Retain the post office in the hamlet center.
- C** | Re-evaluate the B zoning district south and west of Village Lane.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission

Peconic

- A** | Develop streetscape plan for hamlet center.
- B** | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town Committees

Southold

- A** | Develop streetscape plans for State Route 25 from Akerly Pond Road to Beixedon Road Avenue and County Route 48 from Horton Lane to Boisseau Avenue.
- B** | Divert truck traffic to County Route 48.
- C** | Increase intensity of use of Silversmith's Corner for picnics, games, summer events, and activities.



Silversmith's Corner, Southold

- D** | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission, Town of Southold Transportation Commission, Town of Southold Tree Committee, Office of the Town Engineer, Chambers of Commerce